



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 22, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:50 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, COMMISSIONERS CRAIG GALATI, STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: COMMISSIONER GOYNES

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

Listing the following items, DAVID CLAPSADDLE, Planning and Development Department, made the applicable comments:

Item 1 [TMP-1190]

Withdrawn Without Prejudice

Item 27 [GPA-2046] and Item 28 [SUP-2348]

Mr. Clapsaddle stated that the applicant submitted a letter to Table both items. Staff will be working with the applicant regarding the issues pertaining to the tavern located at the corner of Buffalo and Sky Point Drive. Once all issues have been resolved, the items will be renoticed and a new public hearing will be set.

Item 30 [MSP-2019]

The applicant has requested an Abeyance to the 6/26/03 Planning meeting.

Item 60 [SUP-2203]

The applicant has requested an Abeyance to the 6/26/03 Planning meeting.

Item 71 [TXT-2299]

Staff has recommended this item be held in Abeyance to the 6/12/03 Planning meeting



PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

MR. CLAPSADDLE recommended Consent Item 6 [TMP-2236] be heard with Item 40 [SCD-2239] as Item 6 is contingent upon approval of Item 40.

Regarding Item 61 [SDR-2207], the applicant has requested this item be brought forward.

Item 67 [TMP-2202] should be brought forward to be heard after Companion Items 46 to 56.

CONDITION CHANGES:

Item 26 [SDR-1986]

MR. CLAPSADDLE referenced the proposed changes as detailed in the backup documents.

Item 46 [SDR-2208]

MR. CLAPSADDLE stated that the applicant may request clarification of a number of conditions.

Item 62 [MSP-2220]

Regarding the Valley View Hospital Master Sign Plan, staff has recommended modification of Condition 4 to add “and no wider than 7 feet 6 inches.”

Item 66 [VAC-2230]

The conditions as listed require renumbering.

Item 68 [SDR-2177]

Relating to the Wild Fire Casino application, Condition 3 needs to be modified as follows: “The landscaping shall be deferred until the applicant submits a site development plan for the property at Cypress Trail.” Additionally, there are revised conditions, which the applicant has concurred with that will be reviewed at the time of discussion.

Finally, MR. CLAPSADDLE, asked that the Minutes for the 4/22/03 Planning Commission meeting be held in abeyance to the 6/12/03 meeting.

Public Works Condition Changes:

DAVID GUERRA, Public Works Department, noted that there are condition changes to Item 61 [SDR-2207] which will be read when the item is brought forward for discussion.



PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

COMMISSIONER McSWAIN asked for clarification regarding Item 2 [TMP-2127] that deals with staff's recommendation to deviate from the standards for the knuckles. MR. GUERRA stated that the item deals with other than just the knuckle design. He explained that applicants may ask for a deviation and present this direct to the City Engineer. Upon review, the City Engineer may opt to modify the standards or deny the request altogether.

MEETING ADJOURNED AT 6:00 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 22, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:04)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 22, 2003

SUBJECT:

Approval of the minutes of the April 24, 2003 Planning Commission Meeting

MOTION:

QUINN – ABEYANCE to 6/26/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

There was no discussion.

(6:05)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 22, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 22, 2003

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-1990 - ALTA BUSINESS PARK (A COMMERCIAL SUBDIVISION)
- ALTA MLK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-
LOT COMMERCIAL SUBDIVISION on 16.78 acres adjacent to the west side of Martin L
King Boulevard, approximately 140 feet north of Alta Drive (APN: 139-33-202-005), C-1
(Limited Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that he owns a project within the notification area but doesn't feel there is any conflict so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting this item be withdrawn.

(6:07)

1-108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2127 - ARROYO CANYON - KIMBALL HILL HOMES - Request for a Tentative Map FOR A 39-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.2 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and portion of 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 2 – TMP-2127

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1834) and Site Development Plan Review (SDR-1835).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. All rights-of-way in conflict with this site, such as those shown on VAC-2229, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.
7. A Deviation From Standards for non-standard knuckles is hereby granted allowing the use of a modified design at the intersections of Clay Tablet Avenue & Sitting Bull Street, Clay Tablet Avenue & Yellow Hair Street, Crazy Horse Avenue & Yellow Hair Street, and Crazy Horse Avenue & Sitting Bull Street as presented on the Tentative Map accepted by the Department of Public Works for this site.
8. Extend over-sized sanitary sewer in the Deer Springs Way alignment to the western boundary of this site to a location and depth acceptable to the City Engineer concurrent with development of this site.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. Site development to comply with all applicable conditions of approval for ZON-1834, SDR-1835, and all other site-related actions.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 2 – TMP-2127

CONDITIONS - Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2169 - AHERN RENTALS (A COMMERCIAL SUBDIVISION) - AHERN RENTALS
- Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 8.17 acres at
1785 West Bonanza Road (APN: 139-28-401-004, 010 through 020), R-E (Residence Estates)
Zone under Resolution of Intent to C-2 (General Commercial); R-E (Residence Estates), C-2
(General Commercial) and C-M (Commercial Industrial) Zones under Resolution of Intent to
C-M (Commercial Industrial), Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with
McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors,
Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing
business with the companies that represent those items

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 3 - TMP-2169

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1334), Special Use Permit (SUP-1335) and all other applicable site related applications.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate an additional 15 feet of right-of-way, where such does not exist, for a total half-street width of 50 feet on Bonanza Road adjacent to this site prior to the issuance of any permits.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. The required Traffic Impact Analysis and the submitted Technical Drainage Study must be approved prior to submittal of any Final Map for this site.
9. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 3 - TMP-2169

CONDITIONS – Continued:

10. Landscape and maintain all unimproved rights-of-way on Bonanza Road adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to recordation of a Final Map for this site.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-63-98 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2219 - IRON MOUNTAIN RANCH VILLAGE 12A - K.B. HOME - Request for a Tentative Map FOR A 35-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.95 acres adjacent to the east side of Bradley Road between Brent Lane and Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 4 – TMP-2219

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1270), Site Development Plan Review (SDR-1272) and the Iron Mountain Ranch Master Plan.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The submitted Petition of Vacation VAC-1329 must record prior to the recordation of a Final Map for this site.
7. Extend widened paving on Horse Drive adjacent to the not-a-part Parcel #125-12-601-009 concurrent with development of this site.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 4 – TMP-2219

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1270, Site Development Plan Review SDR-1272, Vacation Application VAC-1329 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2226 - LONE MOUNTAIN TERRACES II - RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR AN 84-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street (a portion of APN:137-12-501-003, 137-12-501-004 and 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 5 – TMP-2226

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Major Modification (MOD-1910), Rezoning (ZON-1911), and Site Development Plan Review (SDR-1912).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Petition of Vacation for the vacation of the southern 10 feet of Alexander Road adjacent to Assessor's Parcel Number 137-12-501-004 shall be submitted and approved by City Council prior to the submittal of a Final Map or any construction drawings for this site. The Order of Vacation for such application shall record prior to recordation of a final map adjacent to or overlying Alexander Road. If the vacation cannot record for any reason this Tentative Map shall be null and void and a new Tentative Map shall be submitted acknowledging the existing right-of-way.
7. Site development to comply with all applicable conditions of approval for ZON-1911, SDR-1912, and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2236 - CALAVERA - RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.8 acres adjacent to the southeast corner of Desert Sunrise Road and Paseo Flower Court (APN: 137-34-810-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because he has a potential business interest with the Howard Hughes Corporation and **McSWAIN** abstaining because her firm has a contract with **Richmond American Homes**.

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DIANA BOSSARD, 2920 North Green Valley Parkway, concurred with staff's recommendations.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 40 [SCD-2239] for related discussion.

(8:25 – 8:28)

2-1993

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 6 – TMP-2236

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Plan Review (CRG-2238), Summerlin Major Deviation (SCD-2239), and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. If not already constructed or guaranteed by the master developer construct half-street improvements, including widened paving, on Paseo Flower Court and Desert Sunrise Road adjacent to this site and a paved legal access to this site concurrent with development of this site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 6 – TMP -2236

CONDITIONS – Continued:

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
11. Site development to comply with all applicable conditions of approval for SV-1801, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
12. A minimum curve radius of 200 feet at the center line on Copperopolis Street and a modified knuckle at Coleville Street & Hathaway Pines Drive, as per the plan submitted to and approved by the City Engineer, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map. Also a deviation from the Summerlin Improvements Standards drawing S-42 to allow a 24 foot pavement width for private drives interior to the subdivision is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
14. No parking will be allowed along Desert Sunrise Road adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2197 - BERNHARD AND SHERRY HARRIS ON BEHALF OF GREEN, HERRINGTON, AND HOWELL, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Rezoning [Z-0023-99(2)] of 0.99 acres FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), PROPOSED USE: PROFESSIONAL OFFICE BUILDING, Ward 5 (Weekly).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 7 – EOT-2197

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Rezoning shall expire on July 12, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. A Site Development Plan Review approval will be required prior to the submittal of any building permits on this site.

Public Works

3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-23-99 and all other applicable subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2152 - CENTENNIAL 95, LIMITED PARTNERSHIP, ET AL ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Site Development Plan Review [Z-0076-98(20)] WHICH ALLOWED A PROPOSED 138,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 14.16 acres adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and FOR A PROPOSED 110,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 16.66 acres adjacent to the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-101-025, 027; 125-27-202-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 8 – EOT-2152

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Site Development Plan shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2153 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0006-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED GROCERY STORE approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 9 – EOT-2153

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0006-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2154 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0007-01) WHICH ALLOWED A SUPPER CLUB approximately 600 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 10 – EOT-2154

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0007-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2155 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0008-01) WHICH ALLOWED A RESTAURANT WITH DRIVE-UP adjacent to the north side of Azure Drive, approximately 1,050 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 11 – EOT-2155

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0008-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2156 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0009-01) WHICH ALLOWED A SUPPER CLUB adjacent to the north side of Azure Drive, approximately 800 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 12 – EOT-2156

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0009-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2157 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0010-01) WHICH ALLOWED A SUPPER CLUB adjacent to the north side of Azure Drive, approximately 650 feet west of Tenaya Way (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MINUTES:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 13 – EOT-2157

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0010-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2158 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0012-01) WHICH ALLOWED A SUPPER CLUB adjacent to the south side of Azure Drive, approximately 1,120 feet east of Rancho Drive/US 95 (APN: 125-27-202-010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 14 – EOT-2158

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0012-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2159 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0013-01) WHICH ALLOWED A SUPPER CLUB adjacent to the south side of Azure Drive, approximately 1,500 feet west of Tenaya Way (APN: 125-27-202-010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 15 – EOT-2159

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0013-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2162 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0019-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED GROCERY STORE approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN:125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 16 – EOT-2162

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0019-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2163 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0020-01) WHICH ALLOWED A SUPPER CLUB approximately 800 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 17 – EOT-2163

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0020-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2164 - CENTENNIAL 95, LIMITED PARTNERSHIP ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0022-01) WHICH ALLOWED A RESTAURANT SERVICE BAR adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-101-027), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 18 – EOT-2164

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0022-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EOT-2160 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0015-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the south side of Azure Drive, approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 19 – EOT-2160

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0015-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2161 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0016-01) WHICH ALLOWED A SUPPER CLUB adjacent to the southwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-202-009), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 20 – EOT-2161

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0016-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2165 - AZURE SOUTH, INC. ON BEHALF OF MONTECITO COMPANIES - Request for an Extension of Time of an approved Special Use Permit (U-0023-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the south side of Azure Drive, approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

To be heard by the City Council on 6/18/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 21 – EOT-2165

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Special Use Permit shall expire on April 4, 2005 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0023-01) and Site Development Plan Review [Z-0076-98(20)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-2172 - REA DANTZIG - Petition to annex property generally located on the north side of Alexander Road, 300 feet east of Grand Canyon Drive (APN: 138-06-802-002 and 004), containing approximately 3.92 acres, Ward 4 (Brown).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

QUINN - APPROVED Items 2-5 and 7-22 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-2169] because the applicant is one of her vendors, Item 4 [TMP-2219], Item 5 [TMP-2226], and Item 6 [TMP-2236] because her firm is doing business with the companies that represent those items

This item will be forwarded to City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 –6:18)

1-384

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

19

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO- ABEYANCE TO 6/12/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was previously held in abeyance to enable the applicant to look at the site and the design of the project as well as to hold a neighborhood meeting. He also noted that staff has received a new petition of approval representing ten residences. MR. CLAPSADDLE gave a brief overview of this application indicating that the initial site plan met the open space requirement but was not in compliance with the rural preservation neighborhood criteria. Subsequently, after meeting with the applicant, a revised second site plan was submitted that met all the prerequisites. He went on to explain that a third site plan has surfaced that meets the rural preservation neighborhood criteria but falls short of meeting the open space requirements of the code.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 23 – SDR-1856

MINUTES – Continued:

JAMES PINJUV, 1120 Shadow Lane, the applicant, was present.

COMMISSIONER GALATI asked for clarification that if this project is approved as presented and requires a variance, how is the Commission able to consider any such waiver, if there is no variance requested. MR. CLAPSADDLE stated that this situation is extraordinary; however, if the Commission elected to move forward and approve the project, there is a condition that would require a subsequent variance. The applicant must either provide the required open space for the number of lots the size of this development or obtain approval for reduced open space.

DR. SHIELDS, 7180 West Azure Drive, appeared with several concerns. DR. SHIELDS stated that she lives adjacent to this project and has never met with the applicant nor had she been notified of any neighborhood meeting. To be consistent with the surrounding area, DR. SHIELDS asked that the applicant (1) install a 15-foot landscape strip between the adjacent houses, (2) construct a block wall around the perimeter of the project, (3) lighting should be low leveled, (4) houses should face the interior of the project and (5) the large lot should be on the side of the existing homes.

CHARLES SHIELDS, 7180 West Azure Drive, concurred with the previous speaker's comments. He too repeated that despite attending three Commission meetings, he had never received any notification from the applicant regarding neighborhood meetings. He mentioned the flyover flowing traffic onto Azure and Tenaya, the nearby school, and a local post office and suggested the entrances of this proposed project be situated at Regena and Rio Vista. He also recommended a block wall that would match the existing homes.

ROBERT GENZER, Director of Planning and Development Department, acknowledged that the City Council at its meeting of 5/21/03 approved the zoning for this project, thereby establishing the density for this project.

COMMISSIONER GALATI expressed his discomfort at having to address the site development plan review and not being able to act upon the variance at the same time. MR. PINJUV offered an explanation as to how this final site plan came to being. COMMISSIONER McSWAIN stated her support and had no outstanding concerns.

VICE CHAIRMAN QUINN suggested holding this item in abeyance. CHAIRMAN TRUESDELL felt any action taken on the site plan could dramatically change based on the outcome of the variance. He strongly urged hearing both the site plan review and the variance at the same time.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 23 – SDR-1856

MINUTES – Continued:

COMMISSIONER GOYNES asked to compare the original site plan with the current proposal. MR. CLAPSADDLE pointed out that the original site plan reflected the location of the open space fronting the driveway, therefore meeting the open space requirement. The currently proposed site plan indicates expanded lots facing out to Azure, with the other lots facing the interior of the development, thereby meeting the RPN standards; however, it does not meet the open space criteria and will require a variance.

MR. PINJUV acknowledged having discussed this entire development with COUNCILMAN MACK. CHAIRMAN TRUESDELL recommended this item be held in abeyance to be heard concurrent with the variance, and in the interim, suggested the applicant meet with the neighbors.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:18 – 6:41)

1-451

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-1988 - JUDIE COLLINS-WARBURTON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO voting No

To be heard by the City Council on 6/18/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY KAEMPFER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that these items were held to enable the applicant to meet with the neighbors. As a result of that meeting, the applicant has submitted a number of suggested conditions and if the site plan is approved, staff will enumerate and discuss each of those suggested conditions. MR. CLAPSADDLE stated that staff has consistently recommended all office and commercial uses be located in Town Center. This project, is not consistent with the objectives of the General Plan; therefore staff has recommended denial. MR. CLAPSADDLE agreed that the design of the office project is good but the location presents a problem.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 24 – GPA-1988

MINUTES – Continued:

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the property owners and applicants. He pointed out on the overhead the location of the project that has already been zoned professional office. ATTORNEY KAEMPFER accentuated the numerous meetings with the neighbors and the property owners' emphasis on developing a viable project.

ATTORNEY KAEMPFER briefly discussed each suggested condition beginning with (1) access to the development being from Ann Road only with no access from Balsam Street or Rio Vista Street unless it is determined that fire crash gates are necessary. (2) A landscape buffer shall be installed along the northwest and the east property lines. A minimum of 24-inch box Mondel Pines shall be planted no farther apart than 20 feet on center along the north perimeter of the property. (3) No buildings shall be constructed on the property within approximately 100 feet of the north property line. (4) All buildings on the property shall be single story having a residential appearance and be no higher than 24 feet. (5) There are presently nine buildings planned for the property with each building not exceeding 7,000 square feet in size. (6) All lighting on the property shall be directed downward and all lighting within 100 feet of the north property lines shall be security lighting only after dark. (7) The wall along the north property shall be engineered in agreement with the neighbors immediately adjacent to the north property line as to the design and height. (8) No building on the north property line shall have roof-mounted HVAC units and finally no trash bins shall be located within 100 feet of the north property line. Finalizing, ATTORNEY KAEMPFER stated this project meets the expectations of the neighborhood and they prefer this rather than having residential. He asked for approval accepting staff's conditions and the conditions as recommended by the adjacent neighbors and read into the record.

TODD FARLOW, 240 North 19th Street, disagreed with having this use outside of Town Center and felt it would set a precedence.

VICE CHAIRMAN QUINN commented that he liked the site plan but was puzzled by the parking allocations in relation to the square footage of each of the buildings.

COMMISSIONER McSWAIN referenced the interlocal land use plan and annexation of parcels and whether there is a need for a septic sewer system. ATTORNEY KAEMPFER clarified that this project will utilize a commercial septic system. COMMISSIONER McSWAIN asked whether this would have to go back to the County with the City agreeing to develop that parcel as commercial. MR. CLAPSADDLE clarified that the interlocal agreement is no longer in effect with the adoption of the seamless plan.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 24 – GPA-1988

MINUTES – Continued:

ROBERT GENZER, Director of Planning and Development Department, offered further explanation that the piece to the east was zoned by the County as a non-conforming zone change.

Responding to additional questions regarding large commercial developments not requiring City sewer, DAVID GUERRA, Public Works Department, affirmed that he believes there is a sewer line coming up Rainbow that may already be in place and if the project is within 660 feet of that sewer line, the Health Department will not give them a septic permit in order to obtain a septic tank. He further explained that if an adjacent commercial already has a septic tank, this project would not be allowed to use it because it is a separate parcel.

COMMISSIONER NIGRO asked whether an association would be formed to address such issues as ingress and egress, parking and cross access. ATTORNEY KAEMPFER replied affirmatively.

COMMISSIONER EVANS expressed that approval of these types of projects compromise the concept of the Town Center. ATTORNEY KAEMPFER understood the concern, but he emphasized that adjacent are parcels already zoned commercial and he reiterated the desires of the residents to allow this commercial use because they feel comfortable that it will be beneficial to their neighborhood.

CHAIRMAN TRUESDELL tried to visually create a setting if the 9.30 acres were developed residential that would have a lesser impact on traffic versus the volume created by customers who would patronize this commercial development. CHAIRMAN TRUESDELL stated that if this parcel were residential, it would be compatible with the zoning that currently exists. ATTORNEY KAEMPFER acknowledged that if it is the City's contention to keep this area residential, he would accept that, but he emphasized that as a result of the neighborhood meetings, he has concluded that the neighbors prefer commercial 100 feet from their properties versus residential 20 feet from their property lines.

COMMISSIONER GALATI explained that with the goals set for Town Center and with this development contradicting those objectives, he could not support this application.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-1988] and Item 26 [SDR-1986] was held under Item 24 [GPA-1988]. See also Item 25 [ZON-1987] for related discussion.

(6:41 – 7:25)

1-1247

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-1987 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN:125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO voting No

To be heard by the City Council on 6/18/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY KAEMPFER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the property owners and applicants.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 25 – ZON-1987

MINUTES – Continued:

Before taking a vote on the rezoning request, ROBERT GENZER, Director of Planning and Development Department, explained that if the General Plan Amendment and the Rezoning Request were denied by the Planning Commission, it would be up to the City Council to make a final determination as to whether to approve these two applications. He understood that CHAIRMAN TRUESDELL'S desire would then be to reconsider the site plan taking action on that application.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-1988] and Item 26 [SDR-1986] was held under Item 24 [GPA-1988].

(6:41 – 7:25)

1-1247

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to 6/26/2003 Planning Commission meeting – Motion carried with GALATI voting No.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY KAEMPFER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-1988] and Item 26 [SDR-1986] was held under Item 24 [GPA-1988]. See also Item 25 [ZON-1987] for related discussion.

(6:41 – 7:25)

1-1247

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (Suburban Mixed Use - Town Center) TO: GC-TC (General Commercial - Town Center) and SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-711-002 and 003), Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the June 26, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- TABLED – UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm represented him on a previous zoning action in Henderson. With that concluded, he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated a letter requesting Item 27 [GPA-2046] and Item 28 [SUP-2348] be held in abeyance was submitted by the applicant in order to provide the applicant and staff additional time to address the tavern and the separation distance issues.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 27 – GPA-2046

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

KEN MONSEN, 6817 Rhea Street, stated that this is the second meeting he has attended where the subject items have been held. He asked for consideration to be heard. CHAIRMAN TRUESDELL explained that until the issues as noted previously by staff are clarified, he did not feel it would be appropriate to have any discussion. He added that if and when the matters are resolved and brought back to the Commission, there will be a renotification to the abutting owners at the applicant's expense, a new reposting on the property, and staff will recommend that the items be time certain.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2046] and Item 28 [SUP-2348] was held under Item 27 [GPA-2046].

(6:08 – 6:12)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2348 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A TAVERN WITHIN A COMMERCIAL DEVELOPMENT adjacent to the east side of Sky Pointe Drive, approximately 400 feet northwest of Buffalo Drive (APN: 125-21-711-002 and 003), C-2 (General Commercial) under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the June 26, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- TABLED – UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm represented him on a previous zoning action in Henderson. With that concluded, he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

There was no discussion.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 28 – SUP 2348

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2046] and Item 28 [SUP-2348] was held under Item 27 [GPA-2046].

(6:08 – 6:12)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SDR-1769 - THE ASTORIA CORPORATION - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions and deleting Condition 12 – UNANIMOUS with McSWAIN abstaining because her firm is currently working on an Astoria project.

To be heard by the City Council on 6/18/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 29 – SDR-1769

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, reviewed several points including revisions and the elimination of waivers. He pointed out for the record that the currently proposed development is for 490 lots. He stated that some of the lots that front on 24-foot private drives would have to be sprinkled in order to meet fire code. One other concern deals with guest parking spaces being eliminated. Additionally, the applicant is asking to waive the tandem-parking standard of the code.

Lastly, MR. CLAPSADDLE informed that this being a large development with proposed mini lots of 1600-square foot, it computes to a net density of 30 units per acre. Although there is open space, he stated it is not a true cluster project as the Town Center standards had envisioned. He stated that if this project were approved, it would set the precedence for future residential development in Town Center.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of Astoria Homes. He recollected that the land use was changed from Service Commercial to Medium Density Residential in the year 2001 to allow for this type of development. ATTORNEY AMICK commented that this is a new concept for Astoria Homes and Town Center is the perfect location for it. He recalled how the City Council requested a project with density. ATTORNEY AMICK pointed out the integration of three different product types that encompass different lots sizes, different price points and different square footages all located in one community. Using the overhead, he went on to detail the various product designs, sizes and prices. ATTORNEY AMICK affirmed that the developer fully intends to comply with the Town Center standards and one of the concepts is to develop this project as a pedestrian-oriented community.

Regarding the street sections, the developer intends to comply with the Town Center standards and provide the full-width streets which will be tree-lined with sidewalks. Relevant to the open space, the developer intends to install numerous amenities that will benefit the neighborhood. Lastly, he spoke of the parking particularly the single-car garage model that has the parking set back 20 feet. He emphasized that these models do have two parking spaces except that they are front and back, thereby categorizing them as tandem parking. In Title 19, the standards do not allow this. He emphasized that if a potential buyer is comfortable with purchasing a model such as this, the applicant would like to be able to offer it. He stressed the importance of having the CC&R's specifically directing that property owner's cars must be on their lot to free up the guest spaces on the street.

TODD FARLOW, 240 North 19th Street, opposed the tandem parking stating that people tend to let their vehicles overhang the sidewalks.

Responding to CHAIRMAN TRUESDELL, MR. CLAPSADDLE explained that tandem parking does not result in the second car overhanging the sidewalks. The code, he explained, requires two covered spaces per unit.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 29 – SDR-1769

MINUTES – Continued:

COMMISSIONER NIGRO questioned whether the tandem parking meets the standard. MR. CLAPSADDLE replied affirmatively and that a waiver would not be required as confirmed by DEPUTY CITY ATTORNEY BRYAN SCOTT.

COMMISSIONER GALATI approved of this product and felt this project would provide the densities that Town Center calls for resulting in the commercial and the jobs that are envisioned for Town Center. He compared a similarly developed community in Denver that was beautiful and likewise he could see the positive aspects of the proposed project and felt it would definitely promote close interaction with the neighbors.

COMMISSIONER NIGRO concurred with COMMISSIONER GALATI and while addressing staff's comment regarding setting a precedent for future development, he enumerated the amenities available to the community and challenged other developers to come forward with similar proposals that would match or exceed this developer's product.

CHAIRMAN TRUESDELL, having visited a similar project in the County, attested to the viability of this product. He noted that detached products are a challenge, but he felt this type of project would excel because of the mixed-use concept.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:25 – 7:55)

1-3190/2-1

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road, a waiver of minimum sidewalk widths and a waiver of the tandem parking restriction for single-family development in Title 19. Sidewalks with a width of four feet shall be completely clear of all above-ground appurtenances.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 29 – SDR-1769

CONDITIONS – Continued:

4. The setbacks for this development shall be:

Product 1 - a minimum of 7 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.25 feet on the side, and 3 feet in the rear;

Product 2 (8-unit cluster) - a minimum of 3.5 feet to the front of the house, 2.5 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot), and 3.25 feet on the side; and

Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot), and 3.25 feet on the side.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 29 – SDR-1769

CONDITIONS – Continued:

11. All City Code requirements and design standards of all City departments must be satisfied.
12. Campbell Road from Severance Lane to Farm Road must be vacated.

Public Works

13. Dedicate appropriate half-street right-of-way adjacent to this site for Farm Road, 50 feet for Fort Apache Road, 40 feet for Severance Lane, and dedicate a 54 foot radius at the southeast corner of Farm Road and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for Campbell Road as proposed.
14. Construct half-street improvements including appropriate overpaving, if legally able on Farm Road, Fort Apache Road, and Severance Lane adjacent to this site concurrent with development of this site. Also, construct the unnamed north/south public street connecting Farm Road to Severance Lane through this site (aka the realigned Campbell Road) as 39 feet wide from back of curb to back of curb with “L” curbing as proposed, and post this street as “No Parking”, in accordance with the Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the entire full-width length of Farm Road from Fort Apache Road eastward to the Frontage Road is developed to this cross section with the first phase of development, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner’s or other Property Owner’s Associations. If such cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.
15. Provide a public sewer stub to the northeast corner of this development at Farm Road to a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 29 – SDR-1769

CONDITIONS – Continued:

17. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
18. Landscape and maintain all unimproved rights-of-way on Farm Road, Severance Lane, and Fort Apache Road adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Severance Lane, and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 29 – SDR-1769

CONDITIONS – Continued:

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. A Deviation From Standards is hereby granted allowing the installation of 4 feet wide sidewalks adjacent to the residential streets interior to the site, including sidewalks adjacent to Campbell Road, if the 4 feet of width is clear and completely void of all appurtenances also allowed is the use of a modified design for non-standard knuckles as presented on the Tentative Map accepted by the Department of Public Works for this site.
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY
- Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE to the June 26, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– ABEYANCE to 6/26/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested a 30-day abeyance to work with staff and finalize the Master Sign Plan. JESSICA STEWART, 5625 East Monroe, representing the applicant, concurred with MR. CLAPSADDLE'S statements.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:14))

1-252

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2221 - SWANN ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: N-S (Neighborhood Service) on 0.80 acres at 5232 Ricky Road (APN: 138-12-710-052), PROPOSED USE: GARDEN SUPPLY BUSINESS, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the City is in the process of changing the General Plan on this particular site from GC (General Commercial) to SC (Service Commercial). He explained that staff tries not to do one-lot zoning. In this case, staff determined that a future application would be filed on the adjacent parcel located directly to the west thereby designating both lots as N-S zoning. MR. CLAPSADDLE reviewed the conditions and reiterated the requirements for the benefit of the applicant.

KRISTEN SWANN, 4185 North Tomsik, appeared on behalf of the applicant. She explained that this property has caused a number of concerns with the City. She affirmed that she has walked through her neighborhood informing her neighbors of her plans and has received no opposition. She described the proposed renovations.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 31 – ZON-2221

MINUTES – Continued:

FRANK METRONI, 3405 Bonn Court, approved of the change of zoning and approved of the proposed project.

MS. SWANN clarified that she would be selling fountains, concrete benches, etc. MR. CLAPSADDLE stated that if the applicant were to come back with another use that was much more intense and not conforming, it would require coming back before the Planning Commission.

COMMISSIONER GALATI suggested two conditions that he felt should have been included. One deals with the truck traffic directed out to Rancho Drive and not through the neighborhood. The second should address the hours of delivery. MS. SWANN proposed operation hours of 8:00 a.m. to 5:00 p.m.

COMMISSIONER GOYNES asked whether MS. SWANN'S business would take on the same look as a similar business located nearby. MS. SWANN replied that there would be no similarity.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-2221] and Item 32 [SDR-2237] was held under Item 31 [ZON-2221].

(8:00 – 8:11)

2-870-

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements and appropriate transitions on Ricky Road adjacent to this site concurrent with development of this site.
4. Extend public sewer to the west edge of this site at a size, depth, and location acceptable to the City Engineer concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 31 – ZON-2221

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways (if any) recommended by the Flood Control Section.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2237 - SWANN ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED GARDEN SUPPLY BUSINESS AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 0.80 acres at 5232 Ricky Road (APN: 138-12-710-052), C-2 (General Commercial) and R-E (Residence Estates) Zones [PROPOSED: N-S (Neighborhood Service)], Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *Delivery trucks shall be directed towards Rancho Drive and not into the adjacent neighborhood.*
- *The hours of operation shall be 8:00 a.m. to 5:00 p.m. and deliveries shall also occur during these hours.*

– UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 32 – SDR-2237

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-2221] and Item 32 [SDR-2237] was held under Item 31 [ZON-2221].

(8:00 – 8:11)

2-870

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2221) to a N-S (Neighborhood Service) Zoning District approved by the City Council.
2. A landscape planter shall be installed along the entire east property line containing 24-inch box trees spaced 20' on-center with the required amount of shrubs and ground covering.
3. The display area is limited to the area depicted on the site plan. The display area shall not be expanded unless the applicant is able to accommodate the required amount of additional parking.
4. Plant Material within landscape planters along the front and west property line shall meet the minimum spacing requirements of Title 19.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. The applicant shall meet with and obtain the necessary building permits from the Department of Building and Safety.
7. The handicap parking space depicted on the site plan shall be revised to meet the minimum standards of Title 19.
8. Prior to the submittal of a building permit, the applicant shall submit detailed elevations that establish the height and exterior finishes of the structure to Planning and Development Department staff for approval. The structure must adhere to residential adjacency standards.
9. Garden tools, supplies and fertilizer may be allowed outside an enclosed building provided all storage is screened from view from abutting streets. All screening methods shall be approved by the Planning and Development Department.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 32 – SDR-2237

CONDITIONS – Continued:

10. Live plants may be located outside of an enclosed building.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
14. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 32 – SDR-2237

CONDITIONS – Continued:

20. Site development to comply with all applicable conditions of approval for ZON-2221 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2225 - RICHARD WALL ON BEHALF OF STERLING S. DEVELOPMENT - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 2.5 acres adjacent to the southeast corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Sterling S. Development and NIGRO abstaining because he is currently in litigation with Sterling S. Development.

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized the companion items.

BRENT WILSON, VTN Nevada, 2727 Rainbow Boulevard, representing the applicant, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 33 – ZON-2225

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [ZON-2225] and Item 34 [SDR-2228] was held under Item 33 [ZON-2225].

(8:11 – 8:13)

2-1265

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate right-of-way to terminate Campbell Road with a cul-de-sac meeting current City standards, or vacate the remaining portions of Campbell Road south of Log Cabin Way.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Log Cabin Way adjacent to this site concurrent with development of this site. Also construct appropriate improvements on Campbell Road, if not vacated south of Log Cabin Way, concurrent with development of this site. Provide paved, legal access to this site prior to occupancy of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 33 – ZON-2225

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2228 - RICHARD WALL ON BEHALF OF STERLING S. DEVELOPMENT - Request for a Site Development Plan Review FOR A PROPOSED 8-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.5 acres adjacent to the southeast corner of Log Cabin Way and Campbell Road (APN: 125-05-302-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Sterling S. Development and NIGRO abstaining because he is currently in litigation with Sterling S. Development.

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 34 – SDR-2228

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [ZON-2225] and Item 34 [SDR-2228] was held under Item 33 [ZON-2225].

(8:11 – 8:13)

2-1265

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2225) to R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 16 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.
6. Air conditioning units shall not be mounted on rooftops
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 34 – SDR-2228

CONDITIONS – Continued:

Public Works

11. Submit an application to vacate the existing right-of-way for Campbell Road adjacent to this site prior to approval of any construction drawings showing a proposed gate on Campbell Road.
12. Provide a plan indicating how legal access to the proposed lots will be provided prior to the issuance of any building or grading permits.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. The Tentative Map shall acknowledge the existing 40 feet of right-of-way for Log Cabin Way adjacent to this site.
18. Site development to comply with all applicable conditions of approval for ZON-2225 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2233 - PARDEE HOMES NEVADA, ET AL - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] TO: T-C (TOWN CENTER) on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: List of proposed modified conditions submitted by the applicant.

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that this project is an extension of an earlier development that was previously approved west of this site. He commented that this would have come forward sooner if not for finalizing the annexation of one of the parcels. He briefly summarized each of the applications. Regarding the open space variance, he referenced the condition that requires the applicant to make a monetary contribution in lieu of the waiver of open space. He stated that the applicant will provide the multi-use trail on Fort Apache, will provide the landscaping along each of the street frontages, and will comply with the modified street sections for Town Center. In conclusion, he stated that staff has recommended approval on all applications.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 35 – ZON-2233

MINUTES – Continued:

DIANA BOSSARD, 2920 North Green Valley Parkway, and TODD STEMBLER, 1555 South Rainbow Boulevard, appeared on behalf of Pardee Homes Nevada and concurred with the conditions of three of the applications but referencing the special use permit and the site development plan, she read a list of recommended changes and submitted a copy for the record. Referring to MS. BOSSARD'S comments regarding Condition 6 of the special use permit and Condition 21 of the site development plan being identical, DAVID GUERRA, Public Works Department, stated that although there are similarities, the two conditions are not identical. MR. DICHTER offered that since the applicant had discussed these items with the Planning Department, perhaps they should be listed as Planning conditions. Because of the number of modifications, VICE CHAIRMAN QUINN felt it might be appropriate to move this forward based on staff's recommendations. CHAIRMAN TRUESDELL and COMMISSIONER EVANS both emphasized the need for further discussion between applicant and staff to clarify any misconceptions regarding the conditions.

After a brief consultation and as agreed to by the applicant, MR. DICHTER read the modifications to Item 37 [SUP-2232], Conditions 6 and 7 and the amendments to Item 38 SDR-2231], Conditions 4, 5, 16, 18, 21 and 25. All modifications as read have been incorporated into the motion for approval for those specific Items.

TODD FARLOW, 240 North 19th Street, opposed the gating of this development.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2233], Item 36 [VAR-2234], Item 37 [SUP-2232], Item 38 [SDR-2231] and Item 39 [VAC-2235] was held under Item 35 [ZON-2233].

(8:13 – 8:25)

2-1360

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application shall be approved by the City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Where not already existing, dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 50 feet for Fort Apache Road, and 40 feet for Severance Lane. Additionally, dedicate a 54 foot radius on the southwest corner of Farm Road and Fort Apache Road.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 35 – ZON-2233

CONDITIONS – Continued:

3. Construct half-street improvements per Town Center Development Standards including appropriate overpaving, if legally able, on Farm Road, Severance Lane, and Fort Apache Road adjacent to this site concurrent with development of this site. If not vacated construct appropriate improvements for Chieftain Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Extend oversized public sewer in Severance Lane to the west edge of this site, to a location, depth and alignment acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 35 – ZON-2233

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2234 - PARDEE HOMES NEVADA, ET AL - Request for a Variance TO ALLOW 0.53 ACRES OF OPEN SPACE WHERE 1.37 ACRES IS REQUIRED FOR A PROPOSED 83-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 36– VAR-2234

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2233], Item 36 [VAR-2234], Item 37 [SUP-2232], Item 38 [SDR-2231] and Item 39 [VAC-2235] was held under Item 35 [ZON-2233].

(8:13 – 8:25)

2-1360

CONDITIONS:

Planning and Development

1. The applicant shall contribute an “in-lieu of” fee in the amount of \$2,750 per gross acre, to offset the open space reduction, to the City of Las Vegas.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2233), and Site Development Plan Review (SDR-2231) and all other subsequent site-related actions.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2232 - PARDEE HOMES NEVADA, ET AL - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS WITHIN A PROPOSED 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 6 and 7 as follows:

6. *The gated entry drive shall be designed similar to Town Center Development Standards Figure 33, with the appropriate turn around to be designed per code. The proposed gated drive accessing Farm shall be redesigned prior to approval of the Tentative Map.*
7. A Homeowner's Association shall be established to maintain all perimeter walls *within common lots*, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

– UNANIMOUS

To be heard by the City Council on 6/18/03

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 37 – SUP-2232

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2233], Item 36 [VAR-2234], Item 37 [SUP-2232], Item 38 [SDR-2231] and Item 39 [VAC-2235] was held under Item 35 [ZON-2233].

(8:13 – 8:25)

2-1360

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2233), and Site Development Plan Review (SDR-2231) and all other subsequent site-related actions.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section E.G. of the Town Center Development Standards Manual.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the proposed gated drive accessing Farm Road does not appear to comply with this requirement; if gating is proposed it shall be redesigned prior to approval of the Tentative Map.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 37 – SUP-2232

CONDITIONS – Continued:

7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2233 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-2231 - PARDEE HOMES NEVADA, ET AL - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), U (Undeveloped) Zone [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending the following conditions:

4. The gated entry drive shall be designed *similar to Town Center Development Standards Figure 33, with the appropriate turn around to be designed per code.*
5. The setbacks for this development shall be a minimum of *18 feet to the face of the garage as measured from the back of sidewalks, 10 feet to side loading garages and to the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.*
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050 *except as amended by the Planning and Development Department.*
18. All City Code requirements and design standards of all City departments must be satisfied *except as amended by conditions herein.*

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 38 – SDR-2231

MOTION – Continued:

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. *The gated entrance shall also comply with condition number 4. The proposed gated drive accessing Farm Road does not appear to comply with this requirement, if gating is proposed it shall be redesigned prior to approval of the Tentative Map.*
25. A Homeowner's Association shall be established to maintain all perimeter walls *within common lots*, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

– UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2233], Item 36 [VAR-2234], Item 37 [SUP-2232], Item 38 [SDR-2231] and Item 39 [VAC-2235] was held under Item 35 [ZON-2233].

(8:13 – 8:25)

2-1360

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2233) to a T-C (Town Center) Zoning District approved by the City Council.
2. A Variance (VAR-2235) to allow a reduction in open space approved by the City Council or the site plan shall be revised to show the required amount of open space.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 38 – SDR-2231

CONDITIONS – Continued:

3. Approval of Special Use Permit (SUP-2232) to permit a gated community with private streets on this site. Otherwise submit a revised site plan, prior to approval of the tentative map, to the Planning and Development Department for review and approval showing the development to be in conformance with the requirements for a non-gated development in Town Center.
4. The gated entry shall be revised to meet City standards for a gated entrance.
5. The setbacks for this development shall be a minimum of 10-feet to the front of the house or side loading garage, 18-feet to the front of the garage, 10-feet on the corner side, 5-feet on the side, and 15-feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
6. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
7. The Tentative Map shall depict the required 20-foot wide Multi-Use Transportation Trail along Fort Apache Road, in accordance with Map Six of the Transportation Trails Element of the Master Plan. The Multi-Use Trail shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.
8. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards or an acceptable alternative. The use of turf must also be determined. The landscape plan shall also depict any required accent paving.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median within Fort Apache Road where adjacent to the subject site.
10. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments. The entry features shall conform to the Town Center Development Standards.
11. Residential Public Street Overhead Street lighting shall conform to figure 31 of the Town Center Development Standards.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 38 – SDR-2231

CONDITIONS - Continued:

12. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, combining the retaining and screen wall, shall not be greater than eight feet tall without appropriate stepbacks.
13. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
15. Air conditioning units shall not be mounted on rooftops.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.
19. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

20. A Petition of Vacation, such as VAC-2235, for the purpose of vacating Chieftain Street in a manner acceptable to the Department of Public Works must record prior to the recordation of a Final Map for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging Chieftain Street within the boundaries of this site.
21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the proposed gated drive accessing Farm Road does not appear to comply with this requirement; if gating is proposed it shall be redesigned prior to approval of the Tentative Map.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 38 – SDR-2231

CONDITIONS - Continued:

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
24. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
25. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
27. Provide a plan indicating how legal access will be provided to Olympia Falls Avenue prior to submittal of a Tentative Map for this site.
28. Site development to comply with all applicable conditions of approval for ZON-2233 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2235 - PARDEE HOMES OF NEVADA, ET AL - Petition to vacate U.S. Government Patent Reservations and Rights-of-Way generally located south of Farm Road, West of Fort Apache Road, Ward 6 (Mack).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 35 [ZON-2233], Item 36 [VAR-2234], Item 37 [SUP-2232], Item 38 [SDR-2231] and Item 39 [VAC-2235] was held under Item 35 [ZON-2233].

(8:13 – 8:25)

2-1360

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 39 – VAC-2235

CONDITIONS:

1. The Order of Vacation shall record prior to the recordation of any Final Maps adjacent to or overlying the subject right-of-way.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation and Relinquishment of Interest.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Rezoning Application ZON-2233 may be used to satisfy this condition.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation and Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SCD-2239 - THE HOWARD HUGHES CORPORATION ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Summerlin Major Deviation TO ALLOW 10 FOOT FRONT YARD SETBACKS WHERE 18 FEET IS REQUIRED FOR A PROPOSED 166-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Desert Sunrise Road and Paseo Flower Court (APN: 137-34-810-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has a potential business interest with the Howard Hughes Corporation and McSWAIN abstaining because her firm has a contract with Richmond American Homes.

This is Final Action

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development Department, briefly described the intent of this request as it relates to changing the setback as required in Summerlin. She stated staff has no problems with this deviation.

DIANA BOSSARD, 2920 North Green Valley Parkway, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 40 – SCD-2239

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 6 [TMP-2236] for related discussion.
(8:25 – 8:28)

2-1993

CONDITIONS:

Planning and Development

1. This Summerlin Certificate of Deviation shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.
2. Obtain Site Development Plan Review approval for this development from the City Referral Group prior to issuance of any building or grading permits.
3. All development must be in conformance with Summerlin Development Standards and the Site Plan Review conditions of approval (CRG-2238); except as amended by this approval.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2147 - ROBERT E MARSHALL - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 22 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED LAW OFFICE at 625 South 8th Street (APN: 139-34-810-043), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because of a personal relationship with the applicant.

To be heard by the City Council on 6/18/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

MARGO WHEELER, Planning Manager, Planning and Development Department, briefly described the demolition and planned project for the proposed site. The standards as stipulated in the Downtown Centennial Plan apply to this project; however, the applicant is proposing 18 parking spaces where 22 are required. With a reduction in the square footage of the property, staff believes the applicant would be able to accommodate the required amount of parking spaces.

DEAN BRYANT, 308 South 11th Street, appeared on behalf of the applicant. He addressed the parking situation and explained that the applicant has entertained a number of variations to the site plan in order to accommodate the required parking spaces.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 41 – VAR-2147

MINUTES – Continued:

MR. BRYANT further explained that it was necessary to reduce the building size despite the applicant's request but even with that adjustment, only 18 spaces could be accommodated and therefore he asked for the Commission to approve the waiver of the required parking spaces. He also asked that Condition 3 of the Site Development Plan Review be deleted. MR. BRYANT went on to describe the various features of the proposed project.

ATTORNEY ROBERT MARSHALL, 9916 Diamond Reef, represented this application. He stressed that the design of this project conforms to the Downtown community and it compliments the adjacent buildings in the neighborhood. He justified the waiver request stating that there would be no more than 10-12 cars at any given time. ATTORNEY MARSHALL passed out photographs of the intended project.

MS. WHEELER clarified that Condition 3 is the appropriate condition that the applicant is asking to be deleted and staff had no concerns with that request.

TODD FARLOW, 240 North 19th Street, indicated that he had no problem with people developing property as long as they comply with the codes. He felt that the applicant is asking for a variance that would affect the entire neighborhood.

ROY McMANN, 626 South 8th Street, lives directly across the street from the proposed project. He stated the area is changing but considers this project an asset to the area.

COMMISSIONER EVANS agreed with some of the previous comments but asked if the existing trees would be retained. MR. BRYANT confirmed that the trees would be removed to another location in the Valley.

COMMISSIONER GOYNES liked the project. He questioned whether one handicap space would be adequate. MS. WHEELER replied affirmatively. COMMISSIONER McSWAIN, in comparing a similar application, asked what facts determined staff's recommendation for denial. MS. WHEELER explained that each application is looked at on its own merits. She stated that in this case, the elevations are good, but staff determined that with slight modifications the applicant could be in conformance with the code, specifically because this is completely new construction.

MR. BRYANT justified their plans to maintain the overall look and integrity of downtown by constructing a pitched and tile roof in comparison to the flat roofs of the adjacent commercial properties.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 41 – VAR-2147

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [VAR-2147] and Item 42 [SDR-2146] was held under Item 41 [VAR-2147].

(8:33 – 8:44)

2-2161

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2146).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2146 - ROBERT E MARSHALL - Request for a Site Development Plan Review FOR A PROPOSED 6,468 SQUARE FOOT LAW OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on 0.31 acres at 625 South 8th Street (APN: 139-34-810-043), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and deleting Condition 3 – UNANIMOUS with NIGRO abstaining because of a personal relationship with the applicant.

To be heard by the City Council on 6/18/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development Department, briefly summarized this application.

ATTORNEY ROBERT MARSHALL, 9916 Diamond Reef, and DEAN BRYANT, 308 South 11th Street, were present to answer any questions and asked for the Commission's approval.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 42 – SDR-2146

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [VAR-2147] and Item 42 [SDR-2146] was held under Item 41 [VAR-2147].

(8:33 – 8:44)

2-2161

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Variance (VAR-2147) or a revised site plan.
3. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit to reflect design elements more characteristic of a residential area.
4. The applicant shall coordinate with Planning and Development Department staff to determine the feasibility of retaining the existing mature trees located on the subject site.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The landscape plan shall be revised and approved by the Planning and Development staff, prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 42 – SDR-2146

CONDITIONS – Continued:

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
- 10.. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
- 11 Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate a 10 foot radius on the northeast corner of 8th Street and Garces Avenue prior to the issuance of any permits.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 42 – SDR-2146

CONDITIONS - Continued:

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2218 - LA CRESENTA, LIMITED LIABILITY COMPANY ON BEHALF OF AMERICAN PREMIERE HOMES - Request for a Variance TO ALLOW 0.43 ACRES OF OPEN SPACE WHERE 1.12 ACRES IS REQUIRED on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009, 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Suggested additional conditions submitted by the applicant.

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the City Council approved the Site Plan with a variance to allow .43 acres of open space.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 43 – VAR-2218

MINUTES – Continued:

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, represented the applicant. He explained that this project has been ongoing in an effort to work closely with the neighbors who reside in the Rural Preservation area. He submitted for the record a list of additional conditions to the Site Development Plan. ATTORNEY GRONAUER explained that based on the wishes of the neighbors, the applicant has reduced the open space interior to the project. On the exterior, he attested to providing additional landscaping as outlined in the list of recommended additional conditions to the site plan.

TODD FARLOW, 240 North 19th Street, appreciated the inclusion of the trails.

CHAIRMAN TRUESDELL asked for clarification of the submitted conditions. ATTORNEY GRONAUER replied that it pertained to the Site Development Review. COMMISSIONER McSWAIN stated she would support the variance. COMMISSIONER GALATI felt it a dilemma that the variance was sent back to the Commission after receiving approval of the site plan. He stated it would have been a better procedure to have reviewed the variance along with the site development plan. ATTORNEY GRONAUER clarified that the applicant did not apply for the variance at the City Council in order to allow for adequate time to work with the neighbors.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:04 – 9:15)

2-3844/3-83

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-1025) and Site Development Plan Review (SDR-1026).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2222 - STRANAHAN 1990 TRUST - Request for a Variance TO ALLOW A 12 FOOT REAR SETBACK WHERE 15 FEET IS THE MINIMUM REAR SETBACK REQUIRED FOR A PROPOSED PATIO COVER CONVERSION at 5148 Future Drive (APN: 125-36-711-064), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that enclosing the existing patio cover would enable the applicant to proceed without a variance; however, because the applicant plans to extend a section, the variance would be necessary.

EDWINA STRANAHAN, 5148 Future Drive, demonstrated on the overhead a photograph that indicates how she prefers to have her patio cover extended. She explained that her intent is to build an enclosed sunroom that will enable her to continue growing miniature citrus and banana trees. She explained that as a member of the Country Club, at the time she submitted her plans and received approval from the architectural committee, it was understood that the porch setbacks were established at 5 feet and 10 feet from the house.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 44 – VAR-2222

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, complimented the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:15 – 9:23)

3-402

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all requirements as set forth by the Department of Building and Safety.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2223 - ROBERT AND COLLEEN ASHLEY FAMILY TRUST - Request for a Variance TO ALLOW A 1.5 FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM SIDE SETBACK REQUIRED FOR A PROPOSED CARPORT at 1529 Vicenza Court (APN: 163-05-614-034), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, briefly described the applicant's plans for a proposed carport. He commented that staff has recommended denial seeing as there appears to be no hardship.

ROBERT ASHLEY, 1529 Vicenza Court, indicated on the overhead the location of his property and presented his proposal to build a carport for RV parking. He commented that in the same neighborhood, the Planning Commission approved a setback variance for the same purpose. He stated that although he did not obtain signatures, all the neighbors with whom he spoke to had no opposition to his plans.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 45 – VAR-2223

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, believed that under the circumstances, the applicant should have obtained signatures, and stated that oftentimes projects like this affect the insurance rates of adjacent neighbors.

MR. CLAPSADDLE clarified that an RV can be parked in R-1 but it must be under a covered structure.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:23 – 9:32)

3-660

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all requirements as set forth by the Department of Building and Safety.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-2208 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 397,244 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS ARE REQUESTED TO ELIMINATE THE LANDSCAPING WITHIN THE ANN ROAD MEDIAN, TO ALLOW THE HARDSCAPE AREAS WITHIN THE AMENITY ZONE EVERY 600 FEET ALONG CENTENNIAL CENTER BOULEVARD WHERE 105 FEET IS THE MAXIMUM PERMITTED, TO ALLOW PARKING ADJACENT TO THE RIGHT-OF-WAY, TO ALLOW 50% SCREENING OF THE MECHANICAL INSTALLATIONS ALONG CENTENNIAL CENTER BOULEVARD WHERE 100% IS REQUIRED, TO ALLOW LESS THEN 60% OF THE BUILDINGS TO THE BUILD-TO-LINE, AND TO ALLOW DOORWAYS TO BE MORE THEN EVERY 50 FEET ALONG A BUILDING FAÇADE THAT FRONTS A STREET OR PLAZA AREA on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****33****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Proposed Additional Conditions to Item 46 [SDR-2208]

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESEDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESEDELL abstaining.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 46 – SDR-2208

MOTION – Continued:

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, reviewed each of the applications. Addressing the Site Development Plan Review he clarified the correct square footage to be 321,626. The parcel shown as future development is not a part of this action. Regarding the waiver pertaining to the Ann Road median landscaping, he stated staff has no objections. Pertaining to the hardscape areas within the amenity zone, staff concluded that the applicant should be able to meet the requirement. Regarding the parking adjacent to the right-of-way, he clarified Town Center goals of encouraging parking behind the buildings to eliminate large expansive parking visible to the traveling public and pedestrian traffic. Staff also recommended berms to prevent views of the parking area and recommended 50 percent screening of any mechanical installations. Additionally, MR. CLAPSADDLE explained that according to Town Center standards, it is required that 60 percent of the building facade be up to the building line. Seeing as all of the buildings along Ann Road and the north property line are close to meeting that requirement, staff was agreeable to granting that waiver. Finally, regarding the request pertaining to the doorways, staff felt that was a reasonable request.

MR. CLAPSADDLE mentioned staff's concern regarding the height of the building located on Buffalo Drive and confirmed that anything higher than 15 feet would be subject to residential adjacency standards. MR. CLAPSADDLE further emphasized that because this project will be long term and as each building is proposed, individual site plans need to be submitted; however, staff can accomplish this administratively unless it entails any major deviations. MR. CLAPSADDLE ascertained that staff may impose additional conditions to ensure compliance with the Town Center standards as the site plan is reviewed and discussed.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the developer. Using the overhead, she pointed out the location of each of the requested supper clubs and the location of the drive-thru's. She also indicated the area along Buffalo to be vacated that will subsequently be utilized as a trail system, to be constructed and maintained by the developer. ATTORNEY LAZOVICH briefly touched on the outdoor sales concept. She expanded on the each of the items covered by MR. CLAPSADDLE in his recap of the Site Development Plan Review.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 46 – SDR-2208

MINUTES – Continued:

ATTORNEY LAZOVICH carefully defined each of the development proposals as she compared them to a prior application for the same property that was presented to the Painted Desert and Desert Creek communities. Having held two meetings with the adjacent neighbors, ATTORNEY LAZOVICH discussed their apprehensions and recommended solutions to alleviate those concerns. She specifically indicated resistance to the proposed driveway that is proposed to run along the rear of the development and borders the property line of the adjacent neighbors. ATTORNEY LAZOVICH emphasized that that driveway was intended only for those rear service areas

The following speakers expressed their concerns: ROBERT ALLISON, 7841 Mission Point Avenue, VICTOR NORLAND, 7636 Cross Lane, KIM CAUFIELD, 7608 Valley Green Drive, REGINALD RADIMON, 5728 Desert Sky Way, SOPHIA WINDSOR, 7616 Raven, CATHY BIAPOR, SYDNEY McCOMB, 5601 Desert Creek Way, JOHN HOLDMAN, 7637 Desert Breeze, CONNIE ROGERS, 5728 Desert Sky Way, ARTHUR FREDERICKS, 7633 Desert Breeze Avenue, TODD FARLOW, 240 North 19th Street, CHUCK ATKINSON, representing the Desert Creek Association, and GARRETT CHERBERD, 7600 Cross Lane.

The comments as listed were consolidated and reflected the concerns of the above speakers: In one form or another, speakers were not comfortable with the alleyway at the rear of the center, they were concerned about truck noise and fumes, hours of operation, truck lights being directed towards the residences and building lights shining into the homes. They argued that the bordering neighbors would be subjected to wall graffiti causing their association fees to be increased. People spoke of moving forward with landscaping the median on Ann Road. Residents were agreeable to establishing a dedicated turn lane, being as the traffic would be increased. There were several individuals who spoke out against the berming and those who objected to the vacation of Buffalo Road. Two speakers recommended environmental impact and traffic impact studies. Some of the residents felt this parcel is far too small for this development and in place a park should be constructed.

ATTORNEY LAZOVICH tried to address each of the speakers' concerns. She emphasized that the land is designated Service Commercial. She clarified that Buffalo does not go anywhere north and just dead-ends. For that area, the developer is proposing meandering sidewalks, shrubbery and trees. She stressed that all lights would be downward directed. Referencing delivery hours, the developer plans to enforce no night deliveries in the area that abuts residential.

COMMISSIONER EVANS inquired as to what other governing bodies would be involved in the finalizing of this project. COMMISSIONER GOYNES restated that indeed the City does not own the property, but it will work to help them achieve their goals, yet taking into consideration any apprehension the surrounding community might have.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 46 – SDR-2208

MINUTES – Continued:

COMMISSIONER GALATI recalled when a casino was proposed for this site. He was surprised with the number of persons who opposed this project. He questioned Public Works, asking whether Buffalo Drive if left as is, might affect traffic. DAVID GUERRA, Public Works Department, explained that future plans could call for a median. He explained that the key access is Desert Breeze and with that consideration, conditions as agreed to by the Homeowners Association will be incorporated. MR. GUERRA stated that presently traffic is not the major issue but may become a major concern in the near future.

ATTORNEY LAZOVICH, replying to COMMISSIONER McSWAIN, provided statistics relating to the setbacks, the proposed landscaping, installing the trail system, and constructing the meandering sidewalks. MR. CLAPSADDLE interjected that the trail is required in the Trails Plan. He emphasized that additional conditions pertaining to the landscaping can be added, to which COMMISSIONER McSWAIN replied that she would definitely support.

COMMISSIONER NIGRO asked staff, if it was uncertain that the small building did not meet the Residential Adjacency Standards. MR. CLAPSADDLE stated staff has no indication as to the height of the building. As this building is included in the Site Development Plan Review, if it did not meet the code, the applicant would have to apply for a variance and be required to bring it back before the Commission. COMMISSIONER NIGRO discussed traffic congestion as a result of the vacation of Buffalo, the impact it would have on the adjacent residential, and the options available to that community. COMMISSIONER GALATI interjected that he was not certain that the vacation of Buffalo would resolve the access issues. Discussions regarding the buffering of that section along Buffalo, re-clarification that staff has made every effort to address the concerns of the neighbors, and the landscape buffer between the nearest building to the Desert Creek Homeowners continued with little resolution to questions pertaining to exactly what the site plan would encompass.

TERRY STERN, 7448 West Sahara, representing the applicant, concluded that the entire site plan is still conceptual and argued that despite the underground utility lines, the developer is still able to landscape around those lines. COMMISSIONER GALATI expressed his apprehension that if these applications are approved, unless adequately addressed, it could potentially result in an extreme situation detrimental to the Desert Creek residents.

Being as the Motion for Approval, subject to several condition modifications failed, all amendments are considered voided.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 46 – SDR-2208

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2209 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR OUTDOOR SALES IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 47 – SUP-2209

MINUTES – Continued:

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2211 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the west side of Centennial Center Boulevard, approximately 500 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 48 – SUP-2211

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2212 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the east side of Centennial Center Boulevard, approximately 300 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 49 – SUP-2212

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2214 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 880 feet north of Ann Road (APN: 125-27-401-010), TC (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 50 – SUP-2214

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2215 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 860 feet north of Ann Road (APN: 125-27-401-010), TC (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 51 – SUP-2215

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2216 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the west side of Centennial Center Boulevard, approximately 775 feet north of Ann Road (APN: 125-27-401-009), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 52 – SUP-2216

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2217 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the northeast corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 53 – SUP-2217

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2204 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a roadway easement for Buffalo Drive, north of Ann Road, Ward 6 (Mack).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 54 – VAC-2204

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2205 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate portions of Centennial Center Boulevard, north of Ann Road, Ward 6 (Mack)

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 55 – VAC-2205

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2206 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a portion of Desert Breeze Avenue, between Buffalo Drive and Centennial Center Boulevard, Ward 6 (Mack).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESEDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESEDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 56 – VAC-2206

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2120 - HOWARD HUGHES CANYON POINTE 24, LIMITED LIABILITY COMPANY ON BEHALF OF GMRI, INC. - Request for a Special Use Permit for a SUPPERCLUB (THE OLIVE GARDEN ITALIAN RESTAURANT) adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (a portion of APN: 137-36-414-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he is currently working with the Hughes Corporation and GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized that this application meets all the standards and staff has recommended approval subject to all the conditions.

ELENA ARIANO, GC Wallace, 1555 South Rainbow, reviewed all the conditions and concurred with staff's recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 57 – SUP-2120

MINUTES – Continued:

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(12:20 – 12:22)

4-3567

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19.04.050 for Supper Club use.
3. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2194 - TERRITORY, INC. ON BEHALF OF MARK RICH - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (MARK RICH'S N.Y. PIZZA AND PASTA) at 7930 West Tropical Parkway (APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this application is in order and meets all the required code standards.

MARK GRITZ, 7930 West Tropical Parkway, agreed with all of staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 58 – SUP-2194

MINUTES – Continued:

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(12:22 – 12:23)

4-3695

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under the Town Center Development Standards for a restaurant service bar use.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2199 - FBD, ASSOCIATES ON BEHALF OF RAPID CASH - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND AUTO TITLE LOAN at 831 North Rancho Drive (APN: 139-29-701-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE TO 6/26/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the proposed site is a former restaurant. Although no plans for exterior improvement are planned, the applicant will modify the interior of the building. There is sufficient parking on the site. MR. DICHTER briefly explained some of the conditions.

LUCY STEWART 2754 Highland Drive, along with MIKE McKNIGHT, 9781 Magnolia, Riverside, California, represented Rapid Cash and agreed with staff conditions.

TODD FARLOW, 240 North 19th Street, referenced staff's comments regarding four other similar businesses located in the same area. He concluded that too many of these types of businesses will saturate the area as is prevalent on Sahara Avenue.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 59 – SUP-2199

MINUTES – Continued:

JEFF CHARLESON, owner of Rancho Check Cashing and RICH STACY, representing ACE, both complained that if this application is approved, it would result in a total of eight check cashing businesses in the area and would be detrimental to their existing establishments.

MS. STEWART responded that she feels this is all a part of competition. MR. McKNIGHT stated that offering this service enables the public to have choices.

COMMISSIONER GOYNES, addressing MR. McKNIGHT, questioned how he would determine that his services far outweigh those of his competitors. MR. McKNIGHT emphasized that his company provides more than adequate staff to service customers to eliminate the long lines. COMMISSIONER GOYNES asked if there was a certain population that his company would provide services to. MR. McKNIGHT explained that selecting a site is determined by the density of the area but they do look at the medium-income population as a benchmark.

MARGO WHEELER, Planning Manager, Planning and Development Department, articulated that originally the text amendment, when proposed, contained a distance requirement; however, at the time the text amendment was approved requiring a Special Use Permit for these types of uses, the City Council eliminated the distance requirement.

CHAIRMAN TRUESDELL stated his disappointment with businesses that make no effort to improve the location or enhance the buildings. He also agreed with COMMISSIONER GOYNES' comments and was curious as to how sites were selected especially as it pertained to the economic level of potential customers.

COMMISSIONER McSWAIN expressed her regret on voting for denial on a similar business venture. She conveyed that she could support a business of this type contributing to overall enhancement of the community by sprucing up the building in some form but now has reservations about denying an application simply because the topic is not agreeable to everyone. COMMISSIONER GOYNES explained that pertaining to a previous action taken on a similar application, the Council recommended that the applicant consider an alternate location, to which the applicant agreed.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:32 – 10:00)

3-9817

RECESS FROM 10:00 P.M. TO 10:21 P.M.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 6/18/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends ABEYANCE to the June 26, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- ABEYANCE TO 6/26/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that a letter has been submitted requesting an abeyance to 6/26/03. A new site plan has been submitted and it will be necessary to renotify due to some waivers that may be required. DAVID HANCOCK, the applicant, concurred with MR. CLAPSADDLE'S statements.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:14 – 6:16)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2207 - JAMES DEAN LEAVITT - Request for a Site Development Plan Review FOR A COMMERCIAL PARKING LOT AND WAIVERS TO THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR PERIMETER LANDSCAPING, PARKING LOT LANDSCAPING, AND THE HEIGHT AND MATERIAL REQUIRED FOR PARKING LOT SCREEN WALLS adjacent to the east side of Third Street, approximately 115 feet north of Bonneville Avenue (APN: 139-34-311-092), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and Amending Condition 18 as follows:

18. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. The gates shall remain fully opened during normal business hours.

- Motion carried with EVANS and NIGRO not voting

This is Final Action.

NOTE: ROBERT GENZER, Director of Planning and Development Department, disclosed that property owned by his wife and mother-in-law is located within the notification area and therefore he has not been involved in the process of determining a staff recommendation on this project.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 61 – SDR-2207

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, briefly explained that staff had no problems with the applicant's request for a waiver of the interior parking lot landscaping. Regarding the 8-foot wide landscape planter, he stressed the need for the applicant to adhere to that condition since it is an important component of the Downtown Centennial Plan.

JAMES DEAN LEAVITT, 2471 Hollow Rock Court, the applicant, concurred with staff's recommendations with the exception of the 18-foot setback from the public right-of-way. Having conferred with Public Works staff, a modification to that condition was made.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:55 – 8:00)

2-719-

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 8-foot landscape planter adjacent to the front property line.
4. Wheel stops shall be provided in accordance with Title 19.
5. The wall/fence elevations shall be revised and approved the by Planning and Development Department, prior to the time application is made for a building permit, to depict a ornamental iron fence as depicted in Graphic 9 of the Las Vegas Downtown Centennial Plan. The wall/fence shall be permitted up to a height of 7 feet 6 inches.
6. Prior to the time application is made for a building permit, the handicap route shall be revised in accordance with the Department of Building and Safety requirements.
7. Prior to the time application is made for a sign permit, the applicant shall submit for an administrative master sign plan review.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 61 – SDR-2207

CONDITIONS – Continued:

8. The pre-manufactured attendant shed shall be finished with a brick veneer. The shed shall be located as to not interfere with vehicular or pedestrian traffic and must maintain a minimum setback of 3-foot from all property lines.
9. The applicant shall obtain a building permit for the pre-manufactured attendant shed. The Planning and Development Department will review the permit application to ensure compatibility with the surrounding area and the Downtown Centennial Plan.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 61 – SDR-2207

CONDITIONS – Continued:

18. If the proposed entry gates are to be electrically opened and closed, the gates may be placed immediately behind the right-of-way line on the private property side of the property line. If the entry gate is to manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. Also, the gates shall remain fully opened during normal business hours.
19. Landscape and maintain all unimproved right-of-way on 3rd Street adjacent to this site.
20. Submit an Encroachment Agreement for all private improvements located in the 3rd Street public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2220 - VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR VALLEY HOSPITAL MEDICAL CENTER at 620 Shadow Lane (APN: 139-33-303-024 and 139-33-401-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that with this application are proposals for numerous monument signs and additional signage to the sides of the building. One of the signs is for an electronic reader board, which is not permitted in the medical district or office district. MR. DICHTER described the heights of each sign. Additionally, the applicant plans to remove and replace the existing roof sign; this is also is not permitted in the medical district or the office district. In the event this application is approved, staff has recommended a number of conditions to ensure compliance. MR. DICHTER emphasized that Valley View Hospital was required to submit a Master Sign Plan to the Planning Department for review. Subsequently staff determined that the Plan was not acceptable and since, Valley View Hospital has not submitted any revisions.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 62 – MSP-2220

MINUTES – Continued:

Responding to CHAIRMAN TRUESDELL query regarding the Master Sign Plan, MARGO WHEELER, Planning Manager, Planning and Development Department, explained the applicant's request not to make any street improvements because they would be acquiring additional property and chose not to utilize that street. Staff, considering the applicant's request, agreed to allow the applicant to the end of the year, the opportunity to submit a revised Master Plan to include the acquired property. Staff stressed to the applicant that unless the revised Master Sign Plan was submitted, they would be required to do the improvements as required by the original condition.

KEN STEIGNER, 5119 South Cameron, and JAMES SCHAPPEL, appeared on behalf of Valley Hospital. MR. STEIGNER, reviewing each of the Planning Department conditions, discussed Condition 3 explaining the purpose of the electronic message unit and stressed that the main purpose is to provide emergency alerts and public awareness, not advertising. MR. STEIGNER conveyed that several of the signs are similar to those used at other hospitals throughout the Valley. Regarding the roof signs, the current height is a little over six-foot tall. Valley Hospital intends for this sign to be used for directional purposes.

TODD FARLOW, 240 North 19th Street, was pleased with the look of the new roof signs.

COMMISSIONER McSWAIN disagreed with the height of the roof signs stating they are overwhelming and should abide by the sign regulations. CHAIRMAN TRUESDELL asked about the sign heights of other hospitals. He concurred with COMMISSIONER McSWAIN and also had reservations because Valley Hospital did not comply with submitting the required Master Sign Plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:23 – 12:45)

4-3803/5-01

CONDITIONS:

Planning and Development

1. A Master Plan for Valley Hospital shall be approved by the Planning Commission before any sign permits are issued for this site.
2. All monument signs shall be setback a minimum of five feet from the property line.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 62 – MSP-2220

CONDITIONS – Continued:

3. The electronic message unit shall be removed from Sign 'B'. Electronic message units are prohibited.
4. Sign 'D' shall be no taller than 15 feet.
5. The proposed roof sign shall not be any larger than the existing roof sign. The applicant shall provide the Planning and Development Department details on the size of the existing roof sign prior to issuance of a permit for the new roof sign. The old roof sign shall be removed prior to final approval of the new sign

Public Works

6. Site development to comply with all applicable conditions of approval for the related rezoning for the Las Vegas Medical District, Z-20-97, and all other subsequent site-related actions.
7. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2240 - LAULE BECKER II - Request for a Master Sign Plan FOR A 15,070 SQUARE FOOT WALGREEN'S DRUG STORE at 451 South Decatur Boulevard (APN: 139-31-221-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions and amending Condition 1 as follows:

1. *A 40-foot tall sign inclusive of the electronic reader board is permitted. The support poles shall be boxed with material acceptable to the Planning and Development Department*

- UNANIMOUS with McSWAIN abstaining because her firm did the underground utilities on the subject project and still maintains an ongoing relationship with the applicant and GALATI excused.

NOTE: VICE CHAIRMAN QUINN'S previous motion for Approval, which carried Unanimously with McSWAIN abstaining and GALATI excused was rescinded which carried Unanimously with McSWAIN abstaining and GALATI excused.

To be heard by the City Council on 6/18/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that as part of a previous administrative sign plan review, approval was given for a 30-foot high sign to be used by multiple users as well as a 25-foot sign exclusive for Walgreens. He stated that the applicant has now requested a 40-foot high sign and electronic reader board.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 63 – MSP-2240

MINUTES – Continued:

BARRY BECKER, 50 South Jones, appeared along with MARIA VANDEN DUDEN, a representative of Diamond Sign Company. He explained that this a remodeled shopping center and at the time of renovation, the lease with Walgreens was not completed. Subsequently, Walgreens indicated the location they preferred to place their sign and electronic reader board at. MR. BECKER asked for the Commission to consider this request and approved the Master Sign Plan. MS VANDEN DUDEN stated that she conducted a research and determined that the sign does comply to code.

TODD FARLOW, 240 North 19th Street, thanked MR. BECKER for redeveloping this shopping center. He did not agree with the sign stating that it is a pole sign and would have no problems if were a monument sign.

COMMISSIONER EVANS questioned the 40-foot sign and what is allowed. DEPUTY CITY ATTORNEY BRYAN SCOTT deferred to staff for an explanation. MR. DICHTER clarified that in this district, a 40-foot sign is allowed and an electronic message unit. Responding to CHAIRMAN TRUESDELL'S inquiry, MR. BECKER stated that he could foresee no problems to box the sign support poles if required.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:45 – 1:02)

5-901

CONDITIONS:

Planning and Development

1. The freestanding sign shall adhere to the approved elevations as part of Master Sign Plan (MSP-0003-02).

Public Works

2. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z0080-65(3), Becker Enterprises Decatur & Alta Commercial Subdivision and all other subsequent site-related actions.
3. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2181 - CONCORDIA HOMES OF NEVADA - Petition to vacate U.S. Government Patent Reservation generally located adjacent to the northwest corner of Cliff Shadows Parkway and Hickam Avenue, Ward 4 (Brown).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized the details of this vacation.

BRENT WILSON, VTN, 2727 South Rainbow Boulevard, concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, asked whether this vacation would affect the trails in any way. MR. CLAPSADDLE replied there would be no affect.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 64 – VAC-2181

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:02 – 1:05)

5-1369

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff are empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2229 - KIMBALL HILL HOMES - Petition to vacate U.S. Government Patent Reservations and Rights-of-Way generally located adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way, Ward 6 (Mack).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – UNANIMOUS with GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this vacation is in order. There were no protests or approvals.

CHRIS RAMBULA, Tetra Tech Engineering, 401 North Buffalo Drive, concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, asked if the trail along Teepee would be affected. MR. CLAPSADDLE replied there would be no affect.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 65 – VAC-2229

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:05 – 1:06)
5-1497

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or Order of Vacation.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Rezoning action ZON-1834 may be used to satisfy this condition.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Orders of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff are empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest or Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Director of the Planning and Development Department, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2230 - FOCUS LAND FUND 97, LIMITED LIABILITY COMPANY, ET AL -
Petition of Vacation to vacate U. S. Government Patent Reservations generally located west of
Hualapai Way, between Grand Teton Drive and Deer Springs Way, Ward 6 (Mack).

SET DATE: 6/4/03

C.C.: 6/18/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI excused

To be heard by the City Council on 6/18/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized this application and stated there were no approvals or protests.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, asked whether this vacation would affect the trails along Hualapai Way. MR. CLAPSADDLE replied no.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 66 – VAC-2230

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:06)

5-1550

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Rezoning action ZON-1520 or other zoning actions that provide the necessary information may be used to satisfy this condition.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Provide a plan, acceptable to the Development Coordination Section of the Department of Public Works, showing how legal access will be retained or provided to all parcels not under control of this developer prior to recordation of the Order of Relinquishment of Interest. Staff is empowered to modify the exact extents of this Vacation Application to ensure continuity of such legal access.
4. Development of these sites shall comply with all applicable conditions of approval for ZON-1520, and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF MAY 22, 2003

Planning and Development Department

Item 66 – VAC-2230

CONDITIONS - Continued:

6. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2202 - CENTENNIAL GATEWAY - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN:125-27-401-009 and 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 6/12/2003 Planning Commission meeting Not to be Heard Before 6:30 P.M. – UNANIMOUS with TRUESDELL abstaining because he currently has transactions with the property owners.

NOTE: Motion for Approval subject to amended conditions by NIGRO failed with EVANS, GALATI, GOYNES and McSWAIN voting No and TRUESDELL abstaining.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 67 – TMP-2202

MINUTES – Continued:

NOTE: All discussion for Item 46 [SDR-2208], Item 47 [SUP-2209], Item 48 [SUP-2211], Item 49 [SUP-2212], Item 50 [SUP-2214], Item 51 [SUP-2215], Item 52 [SUP-2216], Item 53 [SUP-2217], Item 54 [VAC-2204], Item 55 [VAC-2205], Item 56 [VAC-2206], and Item 67 [TMP-2202] was held under Item 46 [SDR-2208].

(10:21 – 10:30)

3-2063

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2227 - VISTA HOLDINGS, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STATION CASINOS, INC. - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT ADDITION FOR THE WILDFIRE CASINO on 5.34 acres at 1999 North Rancho Drive (APN: 139-19-703-005, 008, 011 and 034), C-2 (General Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and Deleting Conditions 10 and 11, and Amending Conditions 3 and 6 as follows:

3. The applicant shall provide 24-inch box trees planted 30 feet on-center and a minimum of four five-gallon shrubs for each tree provided along the entire length of the proposed chain link fence. *The landscaping shall be deferred until the applicant submits a site Development Plan for the property adjacent to Cypress Trail.*
6. *The applicant shall complete implementation of Condition 3 of U-0049-99 as follows: 1) repair and finish the existing block wall that extends from the patio area to the west property line (formerly referred to as the south property line); 2) the portion of the wall that is located between the south parking lot expansion and the commercial structure shall either (a) be removed, as the intended purpose of the wall was to separate the commercial development from a single-family dwelling that has since been demolished, or (b) the subject wall shall be finished with stucco of a color and texture consistent with that of the subject development and capped in a decorative manner; 3) the northern elevation of the portion of the wall that is located adjacent to the north property line of parcel 016 shall be painted a color consistent with that of the subject development and capped in a decorative manner.*

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 68 – SDR-2227

MOTION – Continued:

- UNANIMOUS with GALATI excused

This is Final Action

MINUTES:

Referring to the backup copy of revised conditions, DAVID CLAPSADDLE, Planning and Development Department, noted the changes to Condition 3 deferring the landscaping until the Site Development Plan is submitted and the changes to Condition 6 regarding an existing wall that will require some fixing or removal. He also explained that Condition 11 also addresses a block wall and rather than constructing another wall, staff has recommended trees and landscaping. Condition 10 shall be deleted.

GREG BORGEL, 300 South 4th Street, appeared on behalf of Station Casinos. He explained that Station Casinos plans to upgrade every portion of the property. He concurred with staff conditions and the amendments and deletions as discussed by MR. CLAPSADDLE.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:06 – 1:13)

5-1612

CONDITIONS:

Planning and Development

1. This approval is subject to a Required One-Year review to ensure compliance with the approved site plan, previous conditions of approval, and to evaluate the vacant portion of the site along Cypress Trail.
2. The applicant shall submit for an administrative Site Development Plan Review prior to any development activity on the undeveloped portion of the site adjacent to Cypress Trail and prior to the time the area is used for outdoor storage which ever occurs first.
3. The applicant shall provide 24-inch box trees planted 30 feet on-center and a minimum of four five-gallon shrubs for each tree provided along the entire length of the proposed chain link fence prior to the time application is made for the required one-year review.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 68 – SDR-2227

CONDITIONS – Continued:

4. The landscape plan shall be revised and approved by the Planning and Development Department to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along Rancho Drive and a minimum four five-gallon shrubs for each tree provided in the planter and to include one 24-inch box tree for every six parking spaces within the parking lot landscape planter islands.
5. Installation of all required landscaping and improvements shall occur prior to the time application is made for the required one-year review.
6. In accordance with Condition #3 of U - 0049-99 the applicant shall install an eight foot high, six inch wide block wall along the south property line as follows: a) the wall shall extend the length of the existing parking area and along the property line adjoining parcel 016; b) the existing block wall along the property line adjoining parcel 019 shall be raised to an eight foot height in a manner consistent with Uniform Building Code requirements; c) both the old and new portions of the wall shall be stucco or split-face block finished on both sides; d) the stucco color and texture shall be consistent with that of the subject development; e) both the old and new portion of the wall shall be capped in a decorative manner; f) at the applicant's expense, a temporary fence shall be installed along the entire south property line prior to construction of the block wall and shall be removed following completion of the wall; g) total construction time for the wall shall not exceed thirty (30) consecutive days.
7. In accordance with Condition #8 of U0049-99 the use of outdoor loudspeakers shall be prohibited, therefore the applicant shall remove all outdoor speakers.
8. In accordance with Condition #14 of U-0049-99 the applicant shall install full curb, gutter and sidewalk improvements along the Spring Road frontage extended to Cypress Trail, including parcel ending in 016 if the owner of parcel ending in 016 consent to the improvements.
9. All development shall be in conformance with the site plan and landscape plan, except as amended by conditions herein.
10. The applicant shall repair and finish the existing block wall that extends from the patio area to the west property line. The stucco color and texture shall be consistent with that of the subject development.
11. The applicant shall construct an eight-foot high block wall along the west property line. The wall shall be reinforced to prevent damage to the residential property to the west of the subject site. The wall shall stucco or split-face block finished. The stucco color and texture shall be consistent with that of the subject development.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 68 – SDR-2227

CONDITIONS – Continued:

12. The applicant shall install concrete wheel stops or curbing at least six inches high and six inches in width for all parking spaces abutting sidewalks, properties, public rights-of-way, and/or landscaped areas in accordance with Title 19.
13. All temporary lights shall be removed.
14. The applicant shall obtain all appropriate permits for the parking lot expansion.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Dedicate 30 feet of right-of-way where such does not currently exist adjacent to this site for Cypress Trail and dedicate a 15 foot radius on the southeast corner of Coran Lane and Cypress Trail prior to the issuance of any permits. Also dedicate up to 5.5 feet of right-of-way for a 25.5 foot half street for Spring Road adjacent to Assessor Parcel Number #139-19-703-034 prior to the issuance of any permits.
17. Construct half-street improvements on Spring Road adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Cyprus Trail adjacent to this site prior to the issuance of any permits. Improvements on Cyprus Trail will be required upon development of the remaining open area on this site.
19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. This site is in a FEMA Flood Zone “A”.
21. Site development to comply with all applicable conditions of approval for SD-9-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2177 - GLISS-FOOTE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 3,675 SQUARE FOOT RETAIL BUILDING AND FOR A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW NO LANDSCAPING BETWEEN THE BUILDING AND THE PARKING AREA AND TO ALLOW A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER LANDSCAPING adjacent to the northeast corner of Cheyenne Avenue and Fort Apache Road (APN: 138-08-401-030), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

P.C.: FINAL: ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI excused

This is Final Action

MINUTES:

EDDIE DICHTER, Planning and Development Department, explained that the applicant plans to construct a retail building and has requested a waiver to allow no landscaping between the buildings and the parking area. Staff felt this was an appropriate request. Regarding the waiver of the perimeter landscaping, staff has recommended conditions and suggested shifting the building slightly to create the 15-foot landscaping area required. Planning Department and Public Works staff plan to work with the applicant regarding the east side parking of the building along the north property line.

GREG GLISSMEIER and KENT FOOTE, owners of this property, 1930 Village Center Circle, reviewed staff conditions and stated that relative to the relocation of the parking spaces east of the building, they planned the parking scheme to accommodate potential delivery access.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 69 – SDR-2177

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:13 – 1:14)

5-1828

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the following:
 - A. The reduction of one handicap parking space along the front of the building and replaced with one standard parking space to provide additional spacing and landscaping between the Fort Apache Road frontage and the first parking space on the site.
 - B. The orientation of the parking spaces along the northern property line to the east of the building should be rotated 90 degrees and moved to the east to provide additional maneuverability to the spaces and to provide additional open area around the building. The applicant shall work with the Planning and Development Department and the Department of Public Works to determine an appropriate layout for these parking spaces.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along all public rights-of-way and adjacent to residential properties, 30 feet on-center along all property lines that are adjacent to commercial development; with a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF MAY 22, 2003
Planning and Development Department
Item 69 – SDR-2177

CONDITIONS – Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Provide a joint use agreement signed by all the property owners comprising the overall commercial center to allow on-site private sewers prior to the issuance of any permits for this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TXT-2088 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit Hotels, Motels, Inns, and Resorts in SC-TC (Service Commercial-Town Center) districts; permit Medical and Scientific Research Labs in GC-TC (General Commercial-Town Center) districts; and amend specific landscaping and parking lot standards in Town Center Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, referred to the staff report and explained that the purpose is make the Town Center Development Standards easier to apply and easier to understand. He summarized the proposed amendments as listed in the backup.

No one appeared in opposition.

There was no further discussion.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 22, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040(C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010(F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map(Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

QUINN- ABEYANCE to 6/12/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, stated staff requested a two-week abeyance.

No one appeared in opposition.

There was no discussion.

(6:16 – 6:17)

1-327



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 22, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, commented that each of the Commissioners should have been sent to the meeting in Denver attended by COMMISSIONER GALATI.

(1:25)

5-2328

COMMISSIONER McSWAIN asked whether the Directors' Items needed to be held at the end of the meeting. She suggested having them heard after the Consent Items.

(1:26)

5-2754

MEETING ADJOURNED AT 1:25 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK